

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Hartland Homes SW 1st Addition No.02045

DATE: April 17, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 30, 2003

PROPOSAL: A final plat consisting of 45 lots and two Outlots.

LAND AREA: 28.15 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LOCATION: SW 27th St & W. South St.

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential and AGR Agriculture Residential

South: R-3 Residential

East: R-3 Residential

West: H-4 General Commercial

HISTORY: Hartland Homes Preliminary Plat was approved by City Council on June 17, 2002.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An Agreement for Escrow of Security Fund has been accepted for the completion of sidewalks, street trees, street

name signs, storm water detention and permanent monuments.

3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

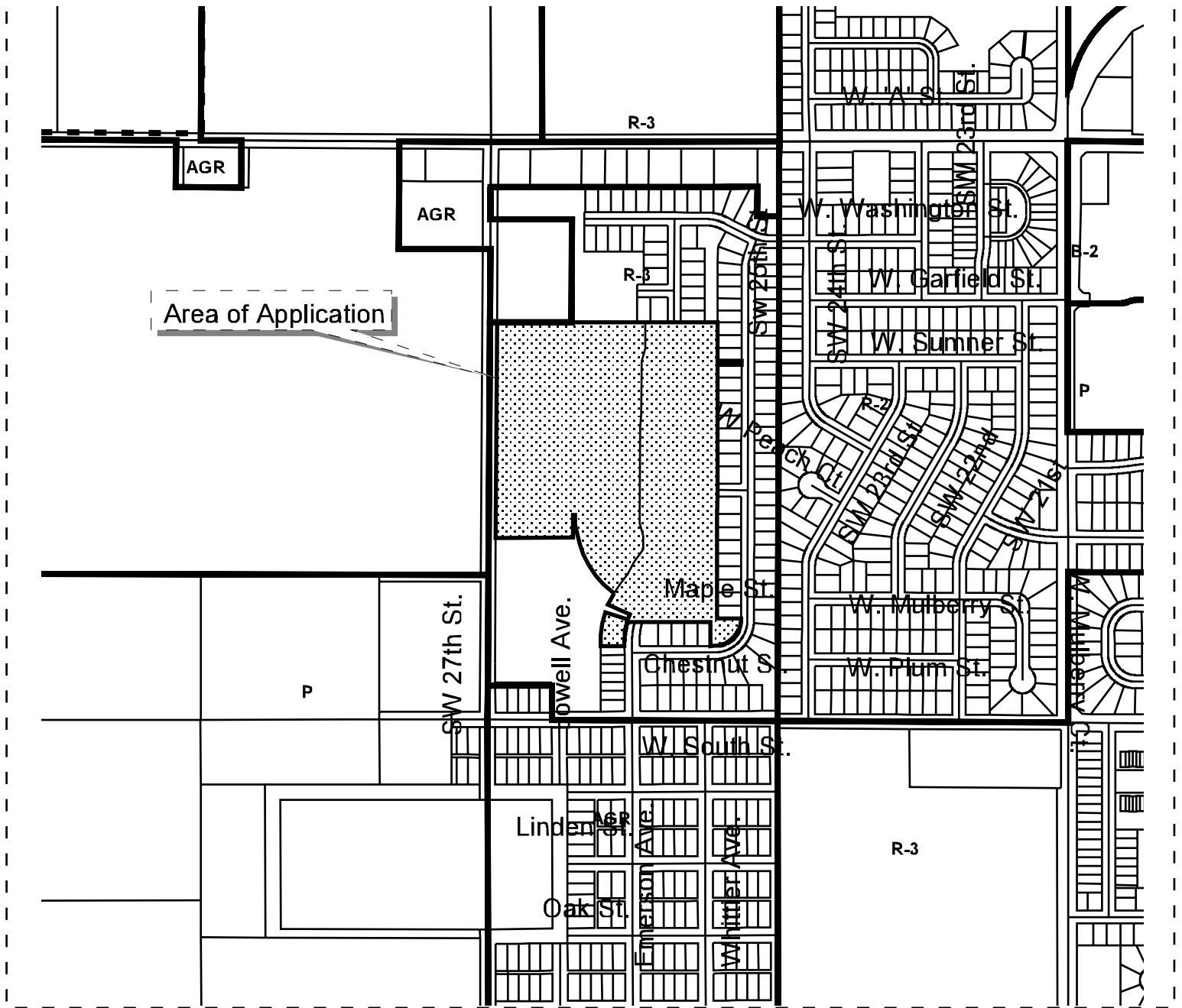
Prepared by:

Tom Cajka
Planner

Applicant: Duane Hartman
Hartland Homes
P.O. Box 22787
Lincoln, NE 68542
(402) 477-6668

Owner: same as applicant

Contact: Lyle Loth
ESP
601 Old Cheney rd. Suite A
Lincoln, NE 68512
(402) 421-2500

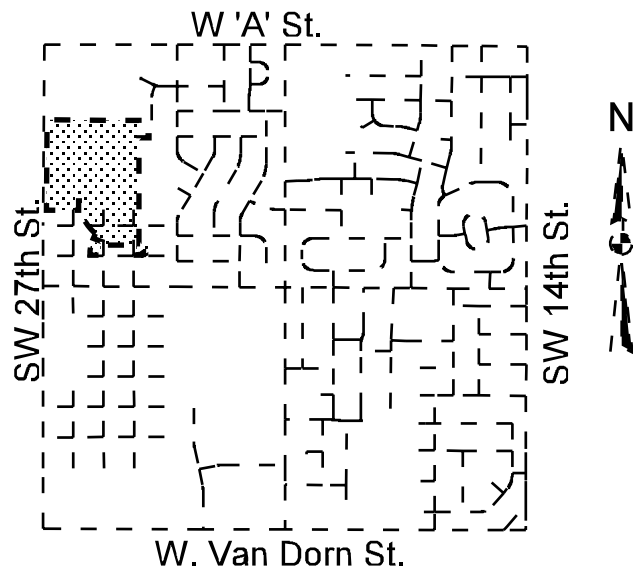
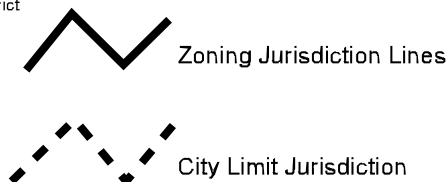


Final Plat #02045 **Hartland Homes Southwest 1st Add.** **SW 27th & South St.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 33 T10N R6E



HARTLAND HOMES SOUTHWEST 1ST ADDITION

BASED ON HARTLAND HOMES SOUTHWEST
ADDITION PRELIMINARY PLAT *01020

RECEIVED

NOV 14 2002

